



Hall County Government
FINANCIAL SERVICES

Task Order #2023-026
Demand Services Contractors for
Professional Architectural Services

For the provision of
Hall County Sheriff's Office Training Center
Architectural Design

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Date of Issue: February 24, 2023

Mandatory pre-bid meeting: March 2, 2023 @ 10 am
at the Hall County Sheriff's Training Center

Date to return by: March 10, 2023 by 2 pm

PROJECT DESCRIPTION

Hall County Sheriff's Office is requesting bid proposals for Training Center Architectural Design. All Terms and Conditions remain intact as written in contract: RFQ #43-001 Demand Services Contractors for Professional Architectural Services.

PURPOSE OF REQUEST

This task order is for a project to build a new training center building that is approximately 20,000 square foot at the Hall County Sheriff's Training Center located at 2684 Allen Creek Road, Gainesville, GA 30507. This project will include the following work:

- Build new Training Facility
- Outside Gun Cleaning area
- Loading Dock

SCOPE DETAILS

- See attached site plans
- See attached facility rooms square footage estimates

Revised 09/16/2022 AGP

MANDATORY COST PROPOSAL

Company Name: Hussey Gay Bell

Bidder's Name: Christopher M. Caudle, AIA, Principal

Bidder's Signature: *Christopher M. Caudle*

Date: March 15, 2023

Consultants are to bid one (1) lump-sum cost for project for Demand Services Contractors for Professional Architectural Services listed below. You are to provide back-up information to support the dollar amount listed and attach to the proposal. Evaluations for selection of award of this Task Order will be based on the best value to the County.

A. Architectural Design for Training Center: \$ 425,000.00

An officer of the bidding company must sign below. If awarded, the County will sign and execute the Task Order #2023-025, Notice-To-Proceed and a Purchase Order. The bid must be signed by the Consultant upon replying to the bid.

Questions: Please address all questions to the Issuing Officer, Debra Howington at dhowington@hallcounty.org.

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year first above written:

HUSSEY GAY BELL & DeYOUNG INT'L, INC.
(Consultant's Full Legal Corporate Name)

By: *Christopher M. Caudle*

Title: Principal, Vice President

Print Name: Christopher M. Caudle, AIA

HALL COUNTY, GEORGIA

By: _____
Richard Higgins, Chairman
Hall County Board of Commissioners

Attestment: _____
Jennifer Rivera, County Clerk

Sworn to and subscribed before me this
15th Day of March, 2023

Notary Public: *Susan Marie Seymour*

Notary commission expires: 01/12/2024

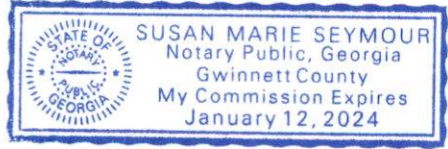
PLACE SEAL OR STAMP

Sworn to and subscribed before me this
_____ Day of _____, 2023

Notary Public: _____

Notary commission expires: _____

PLACE SEAL OR STAMP



HUSSEY GAY BELL

Established 1958

March 16, 2023

Ms. Debra Howington, C.P.M.
Buyer
Hall County Financial Services
Purchasing Division
dhowington@hallcounty.org

RE: Fee Proposal for Hall County Sheriff's Office Training Facility

Dear Ms. Howington:

Hussey, Gay, Bell & DeYoung International, Inc. is pleased to provide you and Hall County the following proposal for Architectural Design Services for the proposed Sheriff's Office Training Facility located on the grounds of the Firing Range located at 2684 Allen Creek Road. As the architect of the Firing Range, the Sheriff's Office Headquarters, and the up fit for the MANS unit, we are uniquely qualified to provide design services for the Training Facility, and are sincerely appreciative of the opportunity to submit this proposal.

Our fee is based on the information presented in the RFP, and as discussed in the mandatory pre-submittal site visit. We understand revisions to information in the RFP are being considered (such as connecting to sewer vs. the existing septic), and for comparison purposes, this proposal does not contemplate services and scope outside of those identified in the RFP. Should the proposed scope be revised, we respectfully reserve the ability to revise our fees accordingly.

This proposal includes the following:

- Civil Site Design Services
- Architectural Design Services
- Interior Design Services
- Structural Design Services
- Mechanical Design Services
- Electrical Design Services
- Plumbing Design Services
- Fire Alarm Design Services
- Fire Protection (Sprinkler) Design Services

These services are based on programming previously provided by the County. We will revisit this program with the Sheriff's Office to confirm validity and based on that confirmation, will provide

schematic design (SD), design development (DD), construction documents (CD) submittals. We will provide plans and specifications necessary to competitively bid and fully construct the project. Should the County wish to proceed to construction, this proposal includes construction administration (CA) services.

This proposal includes the low voltage design of the Fire Alarm System and coordination with your preferred vendors for other low voltage items (security, data / IT, access control, audio / visual, etc.). We will include necessary conduits and wall boxes on our plans for these items per input received from you and your preferred vendors.

Based on the RFP, our Civil Site Design services assume connecting to the existing onsite septic system and utilizing the existing site access road. Please see the list of exclusions below for any additional items that we can offer at negotiated rates.

Design Services Fee:

Our fee for the basic design services described above is based on the programmed areas in the RFP and an assumed construction cost of:

$$20,288\text{sf @ } \$350 / \text{sf} = \$7,100,800.00$$

Based on the RFP, we propose a fee percentage of six (6%) percent of construction costs. Should the project scope, or the construction costs be increased due to market conditions, revised scope, or other factors, the fee for design services will increase according to the same 6.0% allocation:

$$\$7,100,800.00 @ 6\% = \$425,000.00$$

We understand that the project will be competitively bid - if the project is competitively bid and not awarded, the fee will be based on the average of all bids received, but not awarded. If the project is not bid, or is stopped, the fee will be calculated on the last opinion of probable costs, provided by Hussey Gay Bell, and will be billed to the point the project progressed.

The fee breaks down as follows:

Schematic Design:	15%
Design Development:	30%
Construction Documents:	40%
Construction Administration:	15%

Should the County elect not to construct the facility, Construction Administration services will not be billed. Our CA fee includes:

- Answering questions during bidding
- Shop drawing review
- Bi-monthly site observation by Hussey Gay Bell (assuming a 12-month construction period)
- Two (2) site visits from each engineering discipline.

Support Services and Exclusions:

Support Services are not included in the above Basic Services fee. If needed, or desired, we can negotiate these at appropriate rates.

A. Support Services:

- | | | |
|-----|-----------------------------------------------------|--------------------|
| 1. | Environmental Site Assessment | Lump Sum if Needed |
| 2. | Geo-Tech Soils Investigation w/ infiltration | Lump Sum if Needed |
| 3. | Wetland Delineation/Survey/Permitting | Lump Sum if Needed |
| 4. | Other Due-Diligence – Off-site Utilities, DOT, etc. | Lump Sum if Needed |
| 5. | Re-Zoning and Easement Services | Hourly as Needed |
| 6. | Hazardous Material Assessment and Abatement: | Lump Sum if Needed |
| 7. | Building Commissioning | Lump Sum if Needed |
| 8. | LEED Documentation or Commissioning | Lump Sum if Needed |
| 9. | Deep Foundations (shallow foundations assumed) | Lump Sum if Needed |
| 10. | Site Survey Services (Ground run or LiDAR) | Lump Sum if Needed |
| 11. | As-Built Survey (Stormwater Pond Post Construction) | Lump Sum if Needed |

B. Exclusions: The following items are excluded from the services and fees above:

1. Low Voltage Design (Hussey Gay Bell will include conduit and boxes for design from Owner's vendor).
2. Audio/Visual Design (Hussey Gay Bell will include conduit and boxes for design from Owner's vendor).
3. Rezoning, Easements, or Platting
4. Geotechnical Evaluation and Report
5. Pile foundations (shallow foundations assumed)
6. Site Lighting if not mounted on the building exterior
7. Specialty Permitting (GA DNR, GA DOT, USACOE, etc.)
8. Site Signage
9. Traffic Study or Analysis
10. Off site Utilities, including sanitary sewer design and easements.
11. Sanitary Sewer Lift Station design
12. FF&E (Hussey Gay Bell will indicate furniture layout on plans for scale purposes)

and locate equipment with appropriate power per equipment list and cut sheets provided by the Owner)

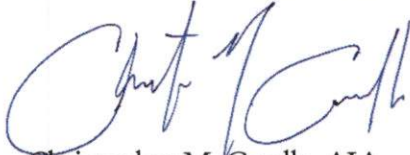
13. Wetland/Stream delineation and design services
14. LEED or similar sustainable services
15. Hazardous Materials
16. Environmental Site Assessment
17. Special Inspections per 2018 IBC (by others)
18. Structural Observations per 2018 IBC (by others)
19. Detailed Cost Estimating (Opinion of Probable Cost included)
20. Entrance Road Design (existing entrance road assumed to remain).

C. Reimbursable Expenses:

All expenses that are normally associated with a project of this type such as in-house printing, travel to and from the site are included in our fees above. Items **NOT** included in our fee and considered reimbursable would be permit fees, out of town travel, project shipping, if necessary, and any special request made by the Owner or sets of construction documents required for distribution to contractors, sub-contractors and for permitting. Reimbursable expenses will be marked up by 10%. Additional consulting services will be marked up by 15%.

Thank you again for the opportunity to continue our decades of service to Hall County. Please review this proposal and do not hesitate to let me know if you have any questions or concerns. We hope to again earn your trust.

Sincerely,
HUSSEY, GAY, BELL & DEYOUNG INTERNATIONAL, INC.



Christopher M. Caudle, AIA
Principal